

041.0

0005

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,041,400 / 1,041,400

ASSESSED:

1,041,400 / 1,041,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
28		FORDHAM ST, ARLINGTON

OWNERSHIP	Unit #:	
Owner 1: MORINA EKATERINA A		
Owner 2:		
Owner 3:		
Street 1: 22 HENRY ST		
Street 2:		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry	Own Occ: N
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1: COSTA MICHAEL J/DAWN -
Owner 2: -
Street 1: 28 FORDHAM STREET
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

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NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3312 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)
Use Code
Description
LUC Fact
No of Units
Depth / PriceUnits
Unit Type
Land Type

LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family	4500	Sq. Ft.	Site	0	80.	1.23	1					443,999						444,000	

Total AC/HA: 0.10331	Total SF/SM: 4500	Parcel LUC: 104	Two Family	Prime NB Desc: ARLINGTON	Total: 443,999	Spl Credit	Total: 444,000
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	Full Bath: 2	Rating: Good	NEW HEATING STSTEM #2.													
(Liv) Units: 2	Total: 2	A Bath:	Rating:														
Foundation: 2 - Conc. Block		3/4 Bath:	Rating:														
Frame: 1 - Wood		A 3QBth:	Rating:														
Prime Wall: 4 - Vinyl		1/2 Bath:	Rating:														
Sec Wall:		A HBth:	Rating:														
Roof Struct: 1 - Gable		OthrFix:	Rating:	RESIDENTIAL GRID													
Roof Cover: 1 - Asphalt Shgl		Kits: 2	Rating: Good	1st Res Grid Desc: Line 1 # Units 1													
Color: BEIGE		A Kits:	Rating:														
View / Desir:		Frl:	Rating:														
GENERAL INFORMATION				OTHER FEATURES													
Grade: C - Average																	
Year Blt: 1923		Eff Yr Blt:															
Alt LUC:		Alt %:															
Jurisdct:		Fact: .															
Const Mod:																	
Lump Sum Adj:																	
INTERIOR INFORMATION				CONDOS INFORMATION													
Avg Ht/FL: STD																	
Prim Int Wal 2 - Plaster																	
Sec Int Wall: 8 - Plyw Panel 20 %																	
Partition: T - Typical																	
Prim Floors: 3 - Hardwood																	
Sec Floors: 15 - Carpet 30 %																	
Bsmnt Flr: 12 - Concrete																	
Subfloor:																	
Bsmnt Gar:																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 5 - Steam																	
# Heat Sys: 2																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:				Model:				Serial #					
												Year:					
												Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 041.0-0005-0004.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: Total Special Features: Total:																	
IMAGE AssessPro Patriot Properties, Inc																	